045.0	0004	0002.A	1 of 1	Residential
Map	Block	Lot	CARD	ARLINGTON

	Total Card /	Total Parcel
APPRAISED:	1,472,600 /	1,472,600
USE VALUE:	1,472,600 /	1,472,600
ASSESSED:	1,472,600 /	1,472,600

PROPERTY LOCATION

No	Alt No	Direction/Street/City
24		MEDFORD ST, ARLINGTON

OWNERSHIP

Unit #:

Owner 1:	ROMAN CATHOLIC ARCH OF BOS
Owner 2:	
Owner 3:	
Street 1:	24 MEDFORD ST
Street 2:	
Twn/City:	ARLINGTON
St/Prov:	MA Cntry Own Occ: N
Postal:	02474 Type:

PREVIOUS OWNER

Owner 1:	
Owner 2:	
Street 1:	
Twn/City:	
St/Prov:	Cntry
Postal:	

NARRATIVE DESCRIPTION

This parcel contains .383 Sq. Ft. of land mainly classified as Rectory with a Colonial Building built about 1998, having primarily Brick Exterior and 5484 Square Feet, with 4 Units, 2 Baths, 0 3/4 Bath, 0 HalfBath, 24 Rooms, and 12 Bdrms.

OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

PROPERTY FACTORS

Item	Code	Description	%	Item	Code	Description
Z	R1	SINGLE FA	100	water		
o				Sewer		
n				Electri		
Census:				Exmpt		
Flood Haz:						
D				Topo		
s				Street		
t				Gas:		

IN PROCESS APPRAISAL SUMMARY

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value
961	16670.000	736,500		736,100	1,472,600
Total Card	0.383	736,500		736,100	1,472,600
Total Parcel	0.383	736,500		736,100	1,472,600

Source: Market Adj Cost | Total Value per SQ unit /Card: 268.51 | /Parcel: 268.51

Legal Description

Entered Lot Size	
Total Land:	
Land Unit Type:	

User Acct	31815
GIS Ref	
GIS Ref	
Insp Date	05/01/00

Patriot Properties Inc.

PREVIOUS ASSESSMENT

Parcel ID 045.0-0004-0002.A

!3819!

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2022	961	FV	736,500	0	16,670.	736,100	1,472,600		Year end	12/23/2021
2021	961	FV	713,700	0	16,670.	736,100	1,449,800		Year End Roll	12/10/2020
2020	961	FV	713,700	0	16,670.	736,100	1,449,800	1,449,800	Year End Roll	12/18/2019
2019	961	FV	589,400	0	16,670.	782,100	1,371,500	1,371,500	Year End Roll	1/3/2019
2018	961	FV	589,400	0	16,670.	570,500	1,159,900	1,159,900	Year End Roll	12/20/2017
2017	961	FV	589,400	0	16,670.	496,900	1,086,300	1,086,300	Year End Roll	1/3/2017
2016	906	FV	589,400	0	16,670.	423,200	1,012,600	1,012,600	Year End	1/4/2016
2015	906	FV	587,300	0	16,670.	414,000	1,001,300	1,001,300	Year End Roll	12/11/2014

PRINT

Date	Time
12/29/21	23:38:11

LAST REV

Date	Time
03/11/16	09:45:53

mmcmakin

USER DEFINED

Prior Id # 1:	31815
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
ASR Map:	
Fact Dist:	
Reval Dist:	
Year:	
LandReason:	
BldReason:	
CivilDistrict:	
Ratio:	

SALES INFORMATION

TAX DISTRICT

PAT ACCT. 3819

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes
	01-01		1/1/1901	Family		No	No		N

BUILDING PERMITS

Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment
8/2/1999	492	Alterati	7,000					REMODEL ATTIC SPAC
3/21/1998	159		800,000					41X53 2.5 ST BLDG
9/15/1997	550		2,500					DEMO HOUSE REMAINS
5/22/1997	275		10,000					DEMO FIRE BUILDING
8/14/1996	410	Manual	12,500					REPLACE BEAMS
10/30/1992	563	Manual	85,000					DOORS AND RAMP

ACTIVITY INFORMATION

Date	Result	By	Name
5/1/2000	Measured	264	PATRIOT
4/24/1998		PM	Peter M

Sign: VERIFICATION OF VISIT NOT DATA __/__/__

LAND SECTION (First 7 lines only)

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Influ	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
961	Rectory		16670		Sq. Ft.	Site		0	80.	0.55	1									736,081						736,100	

Total AC/HA:	0.38269	Total SF/SM:	16670	Parcel LUC:	961	Rectory	Prime NB Desc	ARLINGTON	Total:	736,081	Spl Credit		Total: 736,100

Disclaimer: This Information is believed to be correct but is subject to change and is not warranteed.

EXTERIOR INFORMATION

Type:	6 - Colonial
Sty Ht:	2A - 2 Sty +Attic
(Liv) Units:	4 Total: 4
Foundation:	1 - Concrete
Frame:	1 - Wood
Prime Wall:	7 - Brick
Sec Wall:	%
Roof Struct:	2 - Hip
Roof Cover:	1 - Asphalt Shgl
Color:	BRICK
View / Desir:	

GENERAL INFORMATION

Grade:	C - Average		
Year Blt:	1998	Eff Yr Blt:	
Alt LUC:		Alt %:	
Jurisdict:		Fact:	.
Const Mod:			
Lump Sum Adj:			

INTERIOR INFORMATION

Avg Ht/FL:	STD
Prim Int Wal	1 - Drywall
Sec Int Wall:	%
Partition:	T - Typical
Prim Floors:	3 - Hardwood
Sec Floors:	%
Bsmnt Flr:	12 - Concrete
Subfloor:	
Bsmnt Gar:	4
Electric:	3 - Typical
Insulation:	2 - Typical
Int vs Ext:	S
Heat Fuel:	2 - Gas
Heat Type:	5 - Steam
# Heat Sys:	1
% Heated:	100 % AC: 100
Solar HW:	NO Central Vac: NO
% Com Wal	% Sprinkled

BATH FEATURES

Full Bath	2	Rating:	Average
A Bath:		Rating:	
3/4 Bath:		Rating:	
A 3QBth		Rating:	
1/2 Bath:		Rating:	
A HBth:		Rating:	
OthrFix:		Rating:	

OTHER FEATURES

Kits:	4	Rating:	Average
A Kits:		Rating:	
Frpl:		Rating:	
WSFlue:		Rating:	

CONDO INFORMATION

Location:	
Total Units:	
Floor:	
% Own:	
Name:	

DEPRECIATION

Phys Cond:	AV - Average	12. %
Functional:		%
Economic:		%
Special:		%
Override:		%
Total:		12.8 %

CALC SUMMARY

Basic $ / SQ:	130.00
Size Adj.:	0.88395721
Const Adj.:	1.04979002
Adj $ / SQ:	120.636
Other Features:	165922
Grade Factor:	1.00
NBHD Inf:	1.00000000
NBHD Mod:	
LUC Factor:	1.00
Adj Total:	844619
Depreciation:	108111
Depreciated Total:	736508

COMMENTS

NEW BUILDING MARCH 1998 1900.

RESIDENTIAL GRID

1st Res Grid	Desc:	Line 1	# Units	4

Level	FY	LR	DR	D	K	FR	RR	BR	FB	HB	L	O
Other												
Upper												
Lvl 2												
Lvl 1												
Lower												
Totals	RMs: 24		BRs: 12		Baths: 2					HB		

REMODELING

Exterior:	
Interior:	
Additions:	
Kitchen:	
Baths:	
Plumbing:	
Electric:	
Heating:	
General:	

RES BREAKDOWN

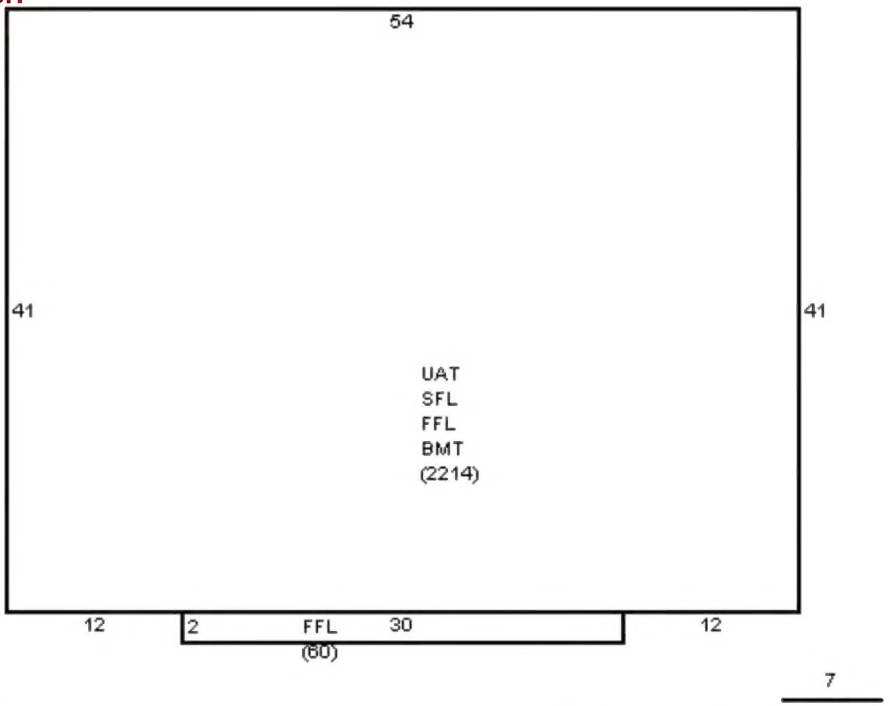
No Unit	RMS	BRS	FL
4	6	3	
Totals			
4	24	12	

COMPARABLE SALES

Rate	Parcel ID	Typ	Date	Sale Price

WtAv$/SQ:		AvRate:	Ind.Val
Juris. Factor:		Before Depr:	120.64
Special Features:	0	Val/Su Net:	101.50
Final Total:	736500	Val/Su SzAd	164.10

SKETCH



SUB AREA

Code	Description	Area - SQ	Rate - AV	Undepr Value
FFL	First Floor	2,274	120.640	274,326
BMT	Basement	2,214	40.900	90,543
SFL	Second Floor	2,214	120.640	267,088
UAT	Upper Attic	554	84.450	46,740
Net Sketched Area:		7,256	Total:	678,697
Size Ad	4488	Gross Area	8916	FinArea 5484

SUB AREA DETAIL

Sub Area	% Usbl	Descrip	% Type	Qu	# Ten
BMT	100	RRM	20	A	
UAT	100	FLA	100	A	

IMAGE

AssessPro Patriot Properties, Inc

MOBILE HOME

Make:		Model:		Serial #		Year:	Color:

SPEC FEATURES/YARD ITEMS

PARCEL ID 045.0-0004-0002.A

Code	Description	A	Y/S	Qty	Size/Dim	Qual	Con	Year	Unit Price	D/S	Dep	LUC	Fact	NB Fa	Appr Value	JCod	JFact	Juris. Value

More: N	Total Yard Items:		Total Special Featues:		Total: